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ESTATE AGENTS

24 Hadrian Road, Morecambe,
LA3 3BX

24, Hadrian Road, Morecambe

The property at a glance 4 2 2

- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Fitted Kitchen And Separate Utility Room
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: D
- EPC Rating: D

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£335,000

Get to know the property

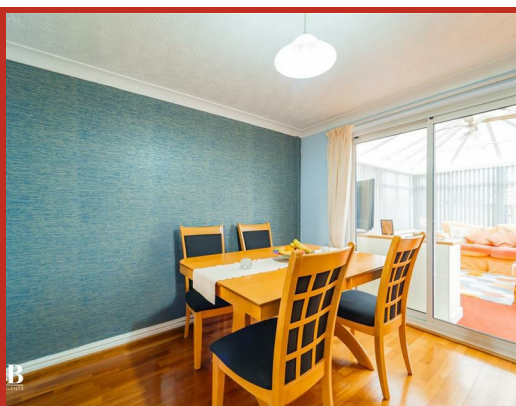


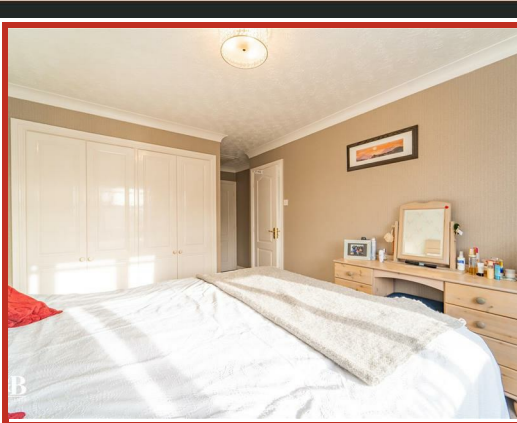
Welcome to the market, this gorgeous four-bedroom detached family home nestled in the charming Hadrian Road of Morecambe, this immaculately presented home is a true gem waiting to be discovered. Boasting two reception rooms, two bathrooms, and a delightful conservatory, this property offers versatile solutions for a growing family.

Spread across 1,152 sq ft, this house exudes warmth and comfort, making it the perfect sanctuary to call home. The landscaped gardens, featuring a mix of laid to lawn and paved patios, provide a serene outdoor space for relaxation and entertainment, perfect for those long summer nights!

Convenience is key with off-road parking and an integral garage, ensuring that parking is never a hassle. The property's location offers easy access to major commuter routes, amenities, and schools, making daily life a breeze for the lucky new owners.

If you are looking for a spacious and well-maintained family home in a desirable location, this property on Hadrian Road is a must-see. Don't miss out on the opportunity to make this house your own and create lasting memories in a place you can truly call home.





Ground Floor

Hall

Metal, double glazed frosted door to hall, central heating radiator, coving, wood effect flooring, stairs to first floor and doors to WC, reception room one and kitchen.

W C

1.37m x 0.89m (4'6 x 2'11)

UPVC double glazed frosted window, central heating radiator, coving, low flush WC, wall mounted wash basin with traditional taps and wood effect flooring.

Reception Room One

4.95m x 3.10m (16'3 x 10'2)

UPVC double glazed window, central heating radiator, coving, living flame gas fire, granite hearth and surround, wood mantle and TV point.

Kitchen

3.56m x 3.10m (11'8 x 10'2)

UPVC double glazed window, coving, high gloss wall and base units, laminate worktops, oven and grill in high rise unit, four ring induction hob, extractor hood, glass splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated dishwasher, plinth heater, tile effect flooring and doors to reception room two and utility room.

Utility Room

2.06m x 1.68m (6'9 x 5'6)

Central heating radiator, coving, base units and laminate worktops, stainless steel sink and draining board with traditional taps, plumbing for washing machine, tile effect flooring, door to garage and hardwood double glazed door to rear.

Garage

5.13m x 2.41m (16'10 x 7'11)

Wall mounted Vaillant boiler, space for fridge freezer and up and over door.

Reception Room Two

2.97m x 2.84m (9'9 x 9'4)

Central heating radiator, coving, wood effect flooring and double glazed sliding door to conservatory,

Conservatory

4.09m x 3.33m (13'5 x 10'11)

UPVC double glazed windows, pitched polycarbonate roof, central heating radiator, ceiling fan, TV point and double glazed French doors to rear.

First Floor

Landing

Smoke detector, coving, airing cupboard and doors to four bedrooms and bathroom.

Bedroom One

5.33m x 3.10m (17'6 x 10'2)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

2.69m x 1.17m (8'10 x 3'10)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, PVC panel ceiling, part PVC panel elevations, part tiled elevations and vinyl flooring.

Bedroom Two

3.05m x 2.44m (10' x 8')

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

2.69m x 2.41m (8'10 x 7'11)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

2.62m x 2.44m (8'7 x 8')

UPVC double glazed window, central heating radiator and coving.

Bathroom

2.06m x 1.70m (6'9 x 5'7)

UPVC double glazed frosted window, central heating radiator, coving, low flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation and tile effect flooring.

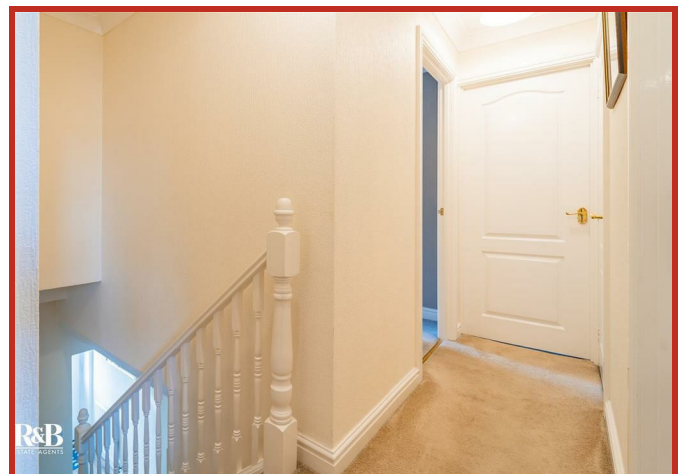
External

Front - Laid to lawn, bedding area, tarmac drive for off road parking leading to garage.

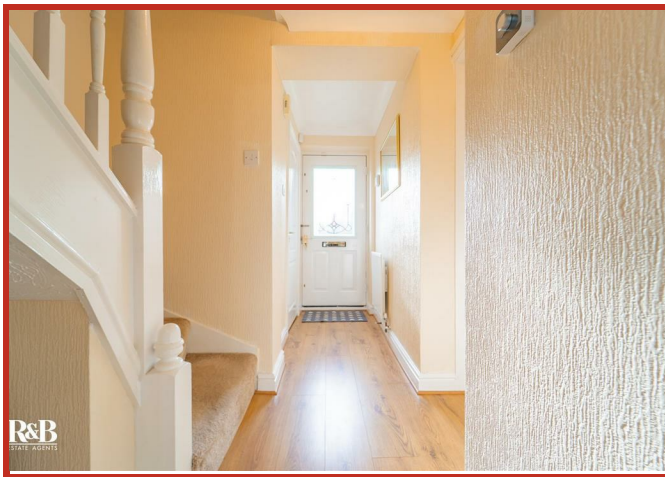
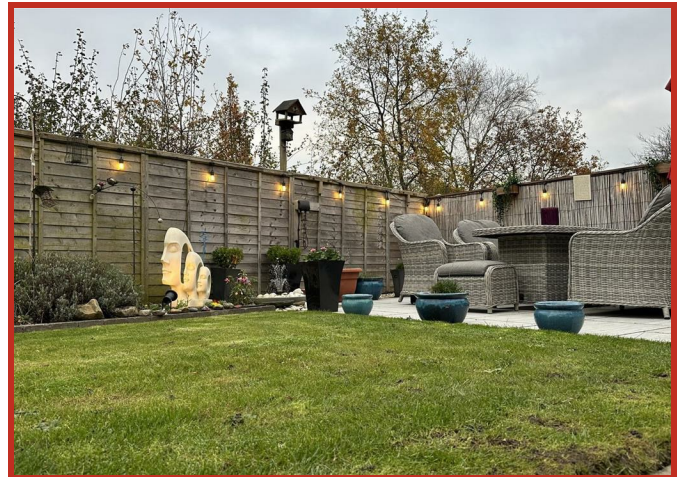
Back - Laid to lawn garden, paved patio, bedding areas and timber shed.



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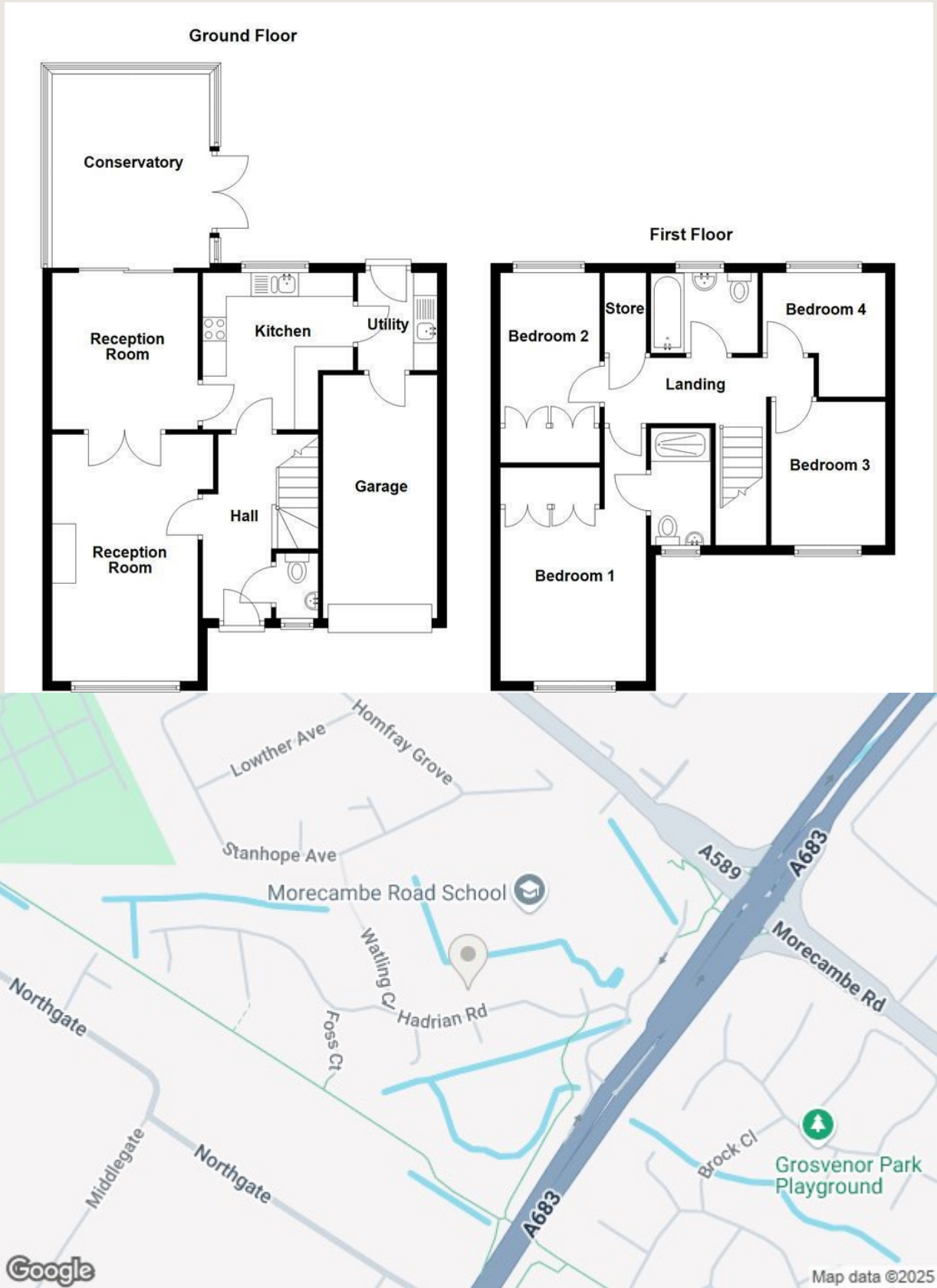
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	